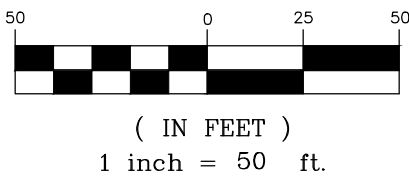


THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
CASEY ROAD PROPERTIES, LLC, BY PLATINUM PROPERTIES
MANAGEMENT COMPANY, LLC, ITS MANAGER
9757 WESTPOINT DRIVE SUITE 600
INDIANAPOLIS, INDIANA 46256
CONTACT: KEN BRASSEUR
PHONE: (317) 863-2056

GRAPHIC SCALE



- LEGEND
- | | |
|---------------|--|
| 30 | LOT NUMBER |
| D.E. | DRAINAGE EASEMENT |
| D.U.&S.E. | DRAINAGE UTILITY & SEWER EASEMENT |
| D.U.&S.S.E. | DRAINAGE UTILITY & SANITARY SEWER EASEMENT |
| D.&U.E. | DRAINAGE & UTILITY EASEMENT |
| D.U.&L.M.A.E. | DRAINAGE UTILITY & LANDSCAPE MAINTENANCE ACCESS EASEMENT |
| B.L. | BUILDING LINE |
| C.A. | COMMON AREA |
| * | HANDICAP RAMP |

SPRING ORCHARD NORTH

AT SPRINGMILL TRAILS

PRELIMINARY PLAT

ZONING PUD

PRIMARY PLAT

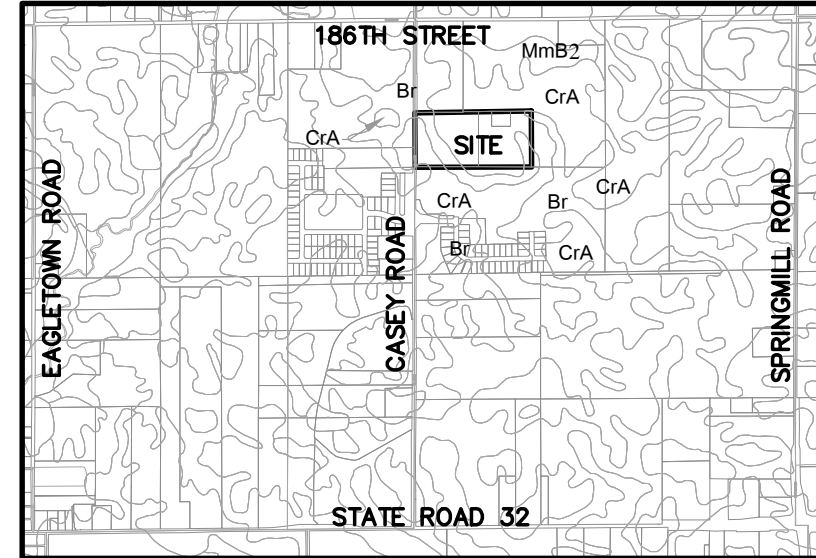
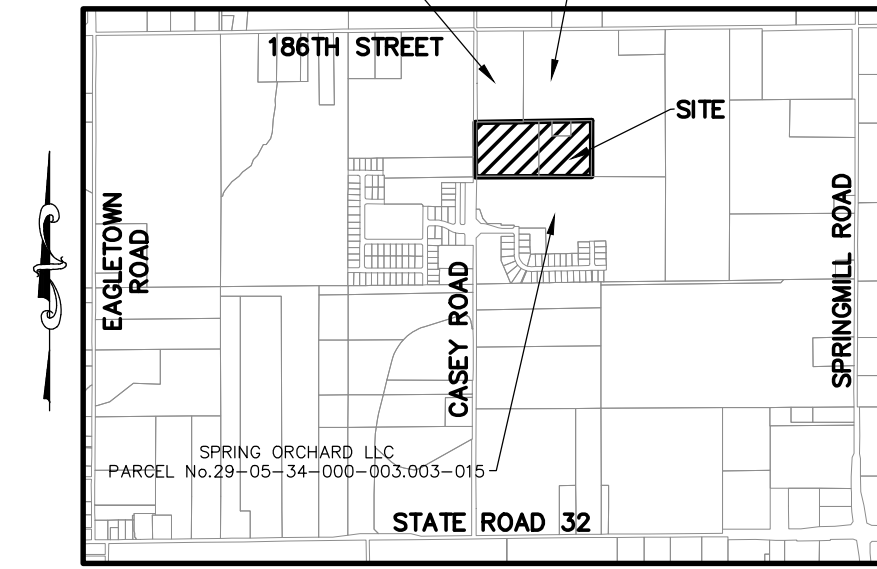
A part of the East Half of the Northwest Quarter and a part of the Northeast Quarter of Section 34, Township 19 North, Range 3 East, Washington Township, Hamilton County, Indiana, more particularly described as follows:

Commencing at the Northwest corner of said East Half; thence South 00 degrees 08 minutes 18 seconds East 957.97 feet to the POINT OF BEGINNING of this description; thence North 89 degrees 09 minutes 20 seconds East 1,212.56 feet; thence South 00 degrees 07 minutes 43 seconds East 581.95 feet; thence South 89 degrees 51 minutes 51 seconds West 1,212.29 feet to the West line of said East Half; thence North 00 degrees 08 minutes 46 seconds West along said West line a distance of 566.96 feet to the place of beginning, containing 15.9884 acres, more or less, subject to all legal highways, rights-of-ways, easements, and restrictions of record.

Friday, May 02, 2014 HAM

NORTHVIEW CHRISTIAN LIFE CHURCH, INC.
AGRICULTURE-VACANT LOT
PARCEL No.29-05-34-000-003.001-015

UNIVERSAL PROPERTIES LLC
AGRICULTURE-VACANT LOT
PARCEL No.29-05-34-000-006.000-015



Curve Table: Alignments						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING	DELTA
C1	150.00'	21.21'	10.62'	21.20'	N85°48'45"E	8°06'11"
C2	150.00'	21.21'	10.62'	21.20'	N85°48'45"E	8°06'11"
C3	150.00'	235.62'	150.00'	212.13'	S45°08'09"E	90°00'00"

DESIGN DATA

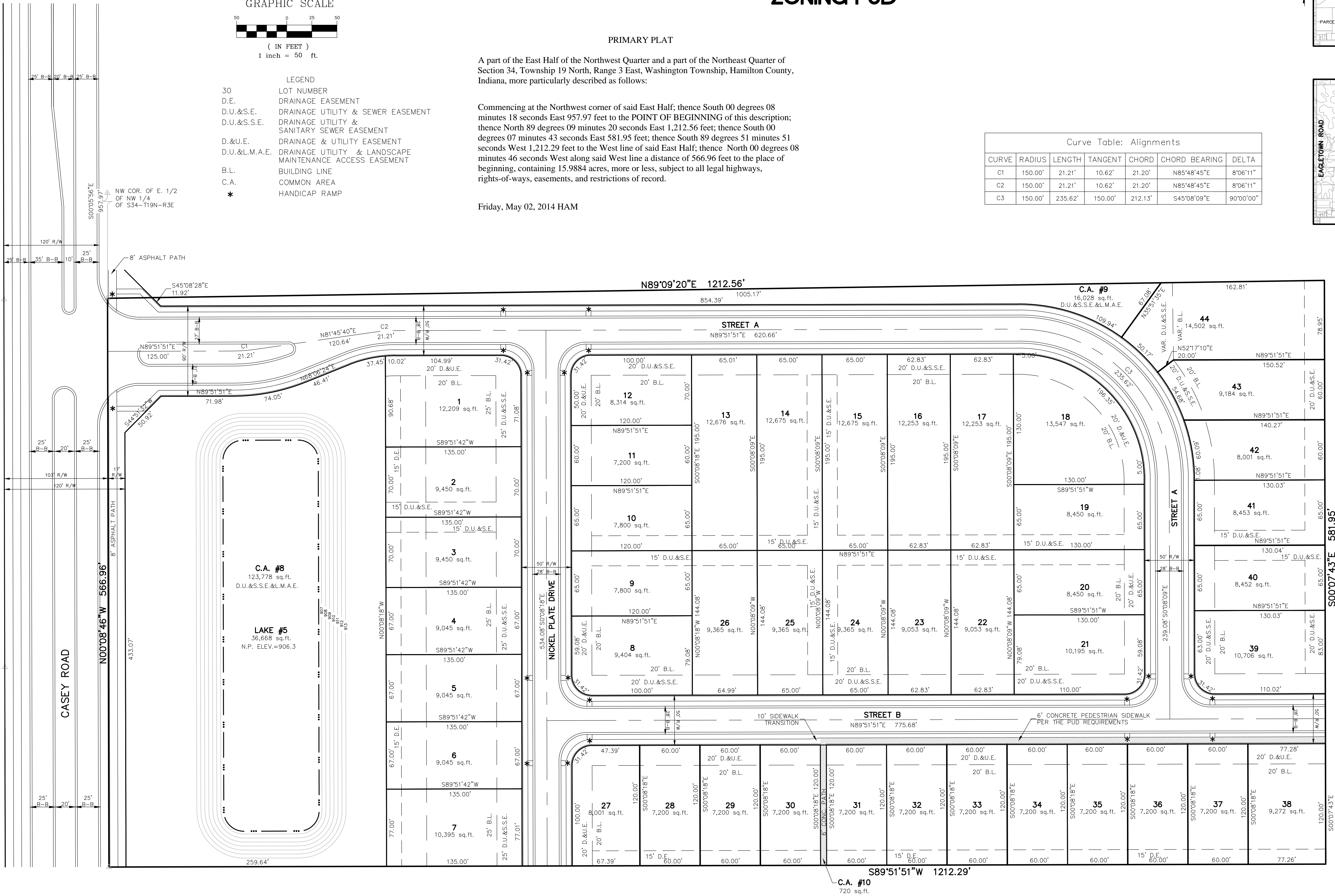
44 LOTS
ACERAGE = 15.988 Ac.±
DENSITY = 2.75 LOTS/ACRE

TOTAL C.A. = 3.227 Ac.±
LAKE AREA = 0.842 Ac.±
USABLE OPEN SPACE = 2.385Ac.± (14.91%)

STREET A = 1,383.43 L.F.
STREET B = 534.08 L.F.
NICKEL PLATE DRIVE = 757.68 L.F.

TOTAL STREET LENGTH = 2,675.19 L.F.

ZONING PUD
MIN. WIDTH AT B.L. = 60'
FRONT SETBACK 20'
SIDE YARD = 6'
REAR YARD = 15'
MIN. LOT AREA = 5,400 Sq. Ft.



STOEPPELWERTH
ALWAYS ON

PRELIMINARY PLAT
SPRING ORCHARD NORTH
AT SPRINGMILL TRAILS

PREPARED FOR:
SECTION: 34 TOWNSHIP: 19N RANGE: R3E
DRAWN BY: HAM CHECKED BY: BKR
SHEET NO. 1
OF 1 SHEET
5 & A, 508 NO.
62390PLA-NORTH

THIS DRAWING IS NOT INTENDED TO BE
REPRESENTED AS A RETRACTION OR
AMENDMENT TO A PREVIOUS SURVEY
OR A SURVEYOR LOCATION
REPORT.

DENNIS D. OLMSTEAD
REGISTERED
No. 900012
STATE OF INDIANA
LAND SURVEYOR

CERTIFIED: 05/04/2014
[Signature]

7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

HAMILTON CO., INDIANA
WASHINGTON TOWNSHIP

